

**HYDE PARK CITY
LAND USE AUTHORITY
May 6, 2015**

MEMBERS PRESENT

Mark Lynne, Bret Randall, Darrin Hancey, Mike Grunig, Jay Downs and Susan Balls

OTHERS PRESENT

Sue Balls, Debbie Jones

DISCUSSION ON PROPOSAL FOR PUD

Sue Balls and Debbie Jones have submitted a sketch plan for a PUD located at approximately 700 East 100 North. The proposal is currently for 19 homes on 5 acres. They would like to model this after the Daybreak Community in South Jordan.

Mike Grunig expressed concern about water lines that run through the property, down the old road location to the former Boyle Home. He told them they would need to maintain that right of way, within a roadway, preferably. Sue said she would have Bob Balls mark that for them. Mike gave them the location of the existing sewer that they would need to connect this development to.

Mark Lynne has concerns about the parking spaces shown on 700 East. Ordinance discourages backing out onto 700 East. Sue and Debbie indicated that they could access those spaces differently. Mark also noted that the homes on the North West were too close together and did not meet the ordinance. They indicated that they would shift their location.

Jay Downs spoke with them regarding needed fire department access, including turning radius on the roadways. They were given an application and checklist on how to proceed.

Susan Balls